Prepared by:
Morris & Associates
2309 Oliver Road
Monroe, LA, 71201
Telephone: 318-330-9020
Emily Kaye Courteau Bar# 100570

Return To:
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2309 Oliver Road
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GRANTOR: Emily Kaye Courteau 2309 Oliver Road Monroe LA 71201 318-330-9020 ()

GRANTEE: Northwest Homes LLC 1137 Merryhill Ranch Rd Senatobia, MS 38668 662-562-7627 () A

Substitute Trustee's Deed Indexing Instructions

100 Block of 120 PM

Lot 58, Sec C, Windsor Creek S/D, in Sec 27,T-1-S, R-8-W, Plat Bk. 46 Pg. 42, DeSoto Co., MS.

STATE OF MISSISSIPPI COUNTY OF DeSoto

WHEREAS, on the 4th day of January, 2007 and acknowledged on the 4th day of January, 2007, Desiree L. Faxon AKA Desiree L. McClelland and Aaron J. Faxon, Wife and husband, as joint tenants with right of survivorship and not as tenants in common, executed and delivered a certain Deed of Trust unto Mid South Title, Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2645 at Page 559; and

WHEREAS, on the 25th day of June, 2009, Mortgage Electronic Registration Systems, Inc. as nominee for Capital One Home Loans, LLC, assigned said Deed of Trust unto Citimortgage, Inc., by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3052 at Page 309; and

WHEREAS, on the 25th day of June, 2009 the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau, as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 3052 at Page 310; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the sale for the purpose of paying said indebtedness or as much thereof as said brings; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee advertised the sale of the following described real property by Substitute Trustee's Notice of Sale, dated July 9, 2009 by posting same at the bulletin board on the first floor in the middle of the building between the front and back door of the courthouse in DeSoto County and by publishing said Notice in DeSoto Times-Tribune for three (3) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 4th day of August, 2009, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee, did on the 4th day of August, 2009, within legal hours, offer for sale and did sell, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South of the DeSoto County Courthouse at Hernando, Mississippi the following described real property, to-wit:

The following described real property situate in the city of Horn Lake, County of DeSoto, and state of Mississippi, to wit:

Lot 58, Section C, Windsor Creek Subdivision, in Section 27, Township 1 South, Range 8 West, City of Horn Lake, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 46, Page 42, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Page 3

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By fee simple Deed from Marjorie G. Welch as set forth in Deed Book 0408, Page 0364 and recorded on 1/11/2002, DeSoto County records.

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WHEREAS, at said sale Northwest Homes LLC was the highest bidder and best bidder, therefore, for the sum of \$31,736.72 and the same was then and there struck off to Northwest Homes LLC and it was declared the purchaser thereof; and

WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

NOW THEREFORE, I, Emily Kaye Courteau, Substitute Trustee, for the consideration of \$31,736.72 do hereby convey the above-described property to Northwest Homes LLC.

I convey only such title as is vested in me as Substitute Trustee.

hap/F09-1779

WITNESS MY SIGNATURE, this the

day of cuyput, 2

Emily Kaye Courteau, Substitute Trustee

STATE OF LOUISIANA

PARISH OF OUACHITA

Sugar-supplied North

<u>AT DEATH</u>

MY COMMISSION EXPIRES

MICHAEL JEDYNAK NOTARY PUBLIC NOTARY ID NO. 16479 OUACHITA PARISH STATE OF LOUISIANA

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PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI COUNTY OF DESOTO

PUBLISH: 7-14-09/ 7-21-09/ 7-28-09

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the CLERK of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper ______ consecutive times, as follows, to-wit:

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Substitute Trustee's Notice of Sale	Volume No. 114 on the 14 day of July 2009	
STATE OF MISSISSIPPI	// 1	
COUNTY OF DeSoto WHEREAS, on the 4th day of January, 2007 and ac- knowledged on the 4th day	Volume No. 114 on the 31 day of 2009	
of January, 2007, Desiree L. Faxon AKA Desiree L. Mo- Clelland and Aaron J. Faxon, Wife and husband.	Volume No. 114 on the 28 day of July, 2009	
as joint tenants with right of survivorship and not as ten- ants in common, executed and delivered a certain Deed of Trust unto Mid	Volume No on the day of, 2009	
South Title, Trustee for Mortgage Electronic Regis- tration Systems, Inc., Bene- ficlary, to secure an indebtedness therein de-	Volume No on the day of, 2009	
is recorded in the office of the Chencery Clerk of Doc.	Volume No on the day of, 2009	
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WHEREAS, on the 25th day of Juna, 2009, Mortgage Electronic Registration Systems, Inc. as nomines for Capital One Home Lours, LLC, assigned said Deed of Thist unto Citimerigage, Inc., by Instrument recerded in the office of the Agreement	_Column Smara	
office of the afcreenid Chancery Clerk in Book 3052 at Page 309; and		
3052 at Page 309; and	70	
WHEREAS, on the 25th day of June, 2009, the Holder of	Sworn to and subscribed before me, this day of	
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· tried and provinced Carlo.		
Kaye Courteeu as Thusber in said Deed of Trust, by in-	Sworn to and subscribed before me, this 28 day of	
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Chargery Clark in Book	Lot 58, Section C, Windsor UBLIC STATE OF MISSISSIPPI AT LARGE Creek Subdivision, in Sec. UBLIC STATE OF MISSISSIPPI AT LARGE Son 27, Township 1 South, ISSION EXPIRES: JANUARY 16, 2013	-
WHEREAS delegate beauty	Creek Subdivision, in Sac. UBLIC 51A1E OF MISSISSIPTIAL LARGE 800 27, Township 1 South ISSION EVPIDES: IANII IADV 18 2012	
WHEREAS default leaving been made in the payments	Ston 27, Township 1 South, IISSION EXPIRES: JANUARY 16, 2013 Range 8 West, City of Horn Lake, DeScoto County, Mis-THRU DIXIE NOTARY SERVICE, INCORPORATED alselppl, as per plat thereof	7
Cured by the said Dans of	Lake, DeSoto County, Mile I HRU DIXIE NOTARY SERVICE, INCOMPORATED Comm Expires Comm Expires	i
ICUST, and the holder of anti-	recorded in Plet Book 46	,
Deed of Trust, having re- quested the undersigned so	Page 42, in the office of the Chancery Clerk of DeSoto County, Mississippl. St insertion of words @ .12 \$ 5.44 By fee simple Dead from Mariorie G. Welch as set forth in Deed Book 0x08, Page subsequent insertions of 9.10 \$ words @ .10 \$ 0.364 and recorded on 1/11/2002, DeSoto County proof of publication and deposing to same \$	1
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11:00 a.m. and 4:00 a.m., at	Poed Book mide as set forth in Subsequent insertions of 1.55 words @ 10.\$	
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situated in DeSoto County, Mississippi, to-wit:	Emily Keye Courteau	
6 following described see	Substitute Trustee	
property situate in the city of Horn Lake, County of Dies.	2309 Oliver Road	
Horn Lake, County of Data- cto, and state of Mestastrol, to with	Monroe, LA 71204. (318) 330-9020 h. Hernando, MS 38632 * 662 429 6397 * Fax: 662 429 5229	